

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 108.88 ACRE TRACT AS DESCRIBED BY A DEED TO HEATH PHILLIPS INVESTMENTS, LLC, RECORDED IN VOLUME 9627, PAGE 73 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 27.02 ACRE TRACT AS DESCRIBED BY A DEED TO COLLEGE STATION ISD RECORDED IN VOLUME 9626, PAGE 76 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID REMAINDER OF 108.88 ACRE TRACT AND THE EAST CORNER OF SAID REMAINDER OF 27.02 ACRE TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID REMAINDER OF 108.88 ACRE TRACT BEARS: N 41° 21' 39" E FOR A DISTANCE OF 801.59 FEET;

THENCE: N 47° 43' 18" W ALONG THE COMMON LINE OF SAID REMAINDER OF 108.88 ACRE TRACT AND SAID REMAINDER OF 27.02 ACRE TRACT FOR A DISTANCE OF 281.64 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID REMAINDER OF 27.02 ACRE TRACT FOR THE FOLLOWING CALLS:

S 42° 14' 17" W FOR A DISTANCE OF 67.00 FEET;

N 47° 43' 18" W ALONG THE EXTENSION OF THE SOUTHWEST LINE OF TOWERS PARKWAY (67' R.O.W.) FOR A DISTANCE OF 266.00 FEET;

N 42° 14' 17" E, AT 67.00 FEET PASS THE COMMON LINE OF SAID REMAINDER OF 27.02 ACRE TRACT AND SAID REMAINDER OF 108.88 ACRE TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 702.19 FEET TO A POINT WITHIN SAID REMAINDER OF 108.88 ACRE TRACT;

THENCE: THROUGH SAID REMAINDER OF 108.88 ACRE TRACT FOR THE FOLLOWING CALLS:

S 47° 45' 43" E FOR A DISTANCE OF 83.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 02° 45' 43" E - 35.36 FEET) TO THE END OF SAID CURVE;

S 47° 45' 43" E FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

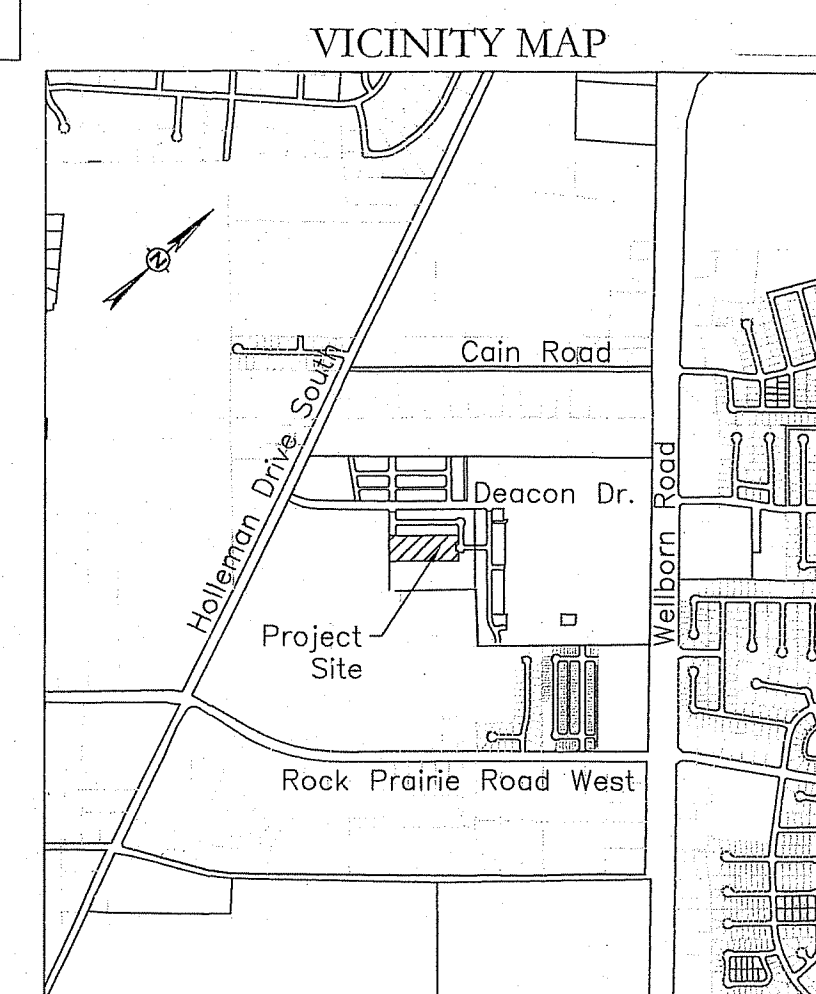
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 87° 14' 17" E - 35.36 FEET) TO THE END OF SAID CURVE;

S 47° 45' 43" E FOR A DISTANCE OF 83.00 FEET;

S 42° 14' 17" W FOR A DISTANCE OF 635.37 FEET TO THE POINT OF BEGINNING CONTAINING 4.253 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

- GENERAL NOTES:
- THE BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48041C0305 E, EFFECTIVE DATE: 05-16-2012.
 - THE ZONING OF THIS TRACT IS PDD (PLANNED DEVELOPMENT DISTRICT) PER CITY ORDINANCE NO. 2012-3407 THE BUILDING SETBACKS ARE AS FOLLOWS:
FRONT SETBACK DISTANCE - 20 FEET WITHOUT REAR ACCESS, 15 FEET WITH REAR ACCESS;
REAR SETBACK DISTANCE - 20 FEET;
STREET SIDE SETBACK DISTANCE - 15 FEET;
SIDE SETBACK DISTANCE - 5 FEET;
COMMON AREA SIDE SETBACK DISTANCE - 5 FEET;
 - A PORTION OF THIS TRACT LIES WITHIN THE PROPERTY OWNED BY COLLEGE STATION ISD.
 - ALL LOTS AND RIGHTS-OF-WAY IN THIS PLAT OUTSIDE OF THE CSISD TRACT IS ZONED PDD. THE PORTION OF THIS PLAT ON THE CSISD TRACT IS ZONED A-0.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
 - THIS PROPERTY IS LOCATED WITHIN THE STEEPLECHASE-WELLBORN SANITARY SEWER IMPACT FEE AREA 03-02.
 - WHEN THERE ARE MORE THAN 30 LOTS TO BE SERVED BY EXTERNAL STREET CONNECTIONS, A MINIMUM OF TWO CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED. A REMOTE EMERGENCY ACCESS IS PERMITTED TO SERVE AS ONE OF THESE CONNECTIONS. TWO STREET CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED WHEN 100 OR MORE LOTS ARE SERVED.
 - STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE, DEDICATED BY SEPARATE INSTRUMENT AND ARE TO BE MAINTAINED BY THE HOA.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.

TREES REQUIRED



FINAL PLAT THE BARRACKS II SUBDIVISION PHASE 201

4.253 ACRES

3.844 ACRES ON HEATH PHILLIPS INVESTMENTS, LLC TRACT
.409 ACRES ON COLLEGE STATION ISD TRACT

CRAWFORD BURNETT LEAGUE, A-7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

22 LOTS
BLOCK 9, LOTS 12 THRU 22
BLOCK 10, LOTS 1 THRU 11

OWNER/DEVELOPER:

Heath Phillips Investments, LLC College Station ISD
516 Deacon Dr. West 1812 Welch
College Station, TX 77845 College Station, TX 77840
(979) 229-5906 (979) 764-5481

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-5195

ENGINEER:

Schultz Engineering, LLC
TBPE NO. 12327
2730 LONGMIRE, SUITE A
College Station, Texas 77845
(979) 764-3900

SCALE 1"=40'
JULY 2013

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Heath Phillips, Manager of Heath Phillips Investments, LLC, owner and developer of the 3.844 acre tract shown on this plat, and designated herein as The Barracks II Subdivision, Phase 201, in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

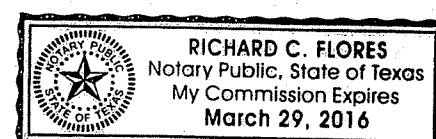
Heath Phillips, Manager

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Heath Phillips, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 5th day of August, 2014.

Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Valerie Jochen, Board President of CSISD, owner of the 0.409 acre tract shown on this plat, and designated herein as The Barracks II Subdivision, Phase 201, in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

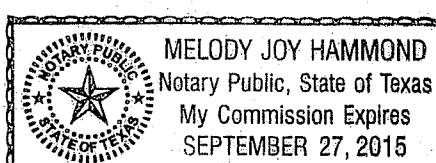
Valerie Jochen, CSISD Board President
Paul Dorsett, CSISD Board Vice President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Valerie Jochen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 20th day of August, 2014.

Notary Public, Brazos County, Texas



CERTIFICATE OF CITY ENGINEER

I, Alan G. Gibbs, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision conforms to the requirements of the Subdivision Regulations of the City of College Station, Texas.

Alan G. Gibbs
City Engineer

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, Bo Miles, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the 21st day of August, 2014.

Bo Miles
Chairman

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office this 20th day of August, 2014, in the Deed Records of Brazos County, Texas, in Volume 12441 Page 161.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

Karen McQueen
County Clerk
Brazos County, Texas

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.27	25.00	090°00'00"	25.00'	35.36'	S02°45'43"E
C2	39.27	25.00	090°00'00"	25.00'	35.36'	N87°14'17"E
C3	39.29	25.00	090°02'28"	25.02'	35.37'	S87°15'30"W
C4	39.25	25.00	089°57'35"	24.98'	35.34'	N02°44'30"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00'	S47°45'43"E

Filed for Record in:
BRAZOS COUNTY

On: Aug 29, 2014 at 03:50P

As a
Plat

Document Number: 01206571

Amount: 67.00

Receipt Number - 521356

By: Kim Green

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Aug 29, 2014

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY